HOUSING MARKET INFORMATION

HOUSING NOW TABLES
St. Catharines-Niagara CMA

Date Released: Third Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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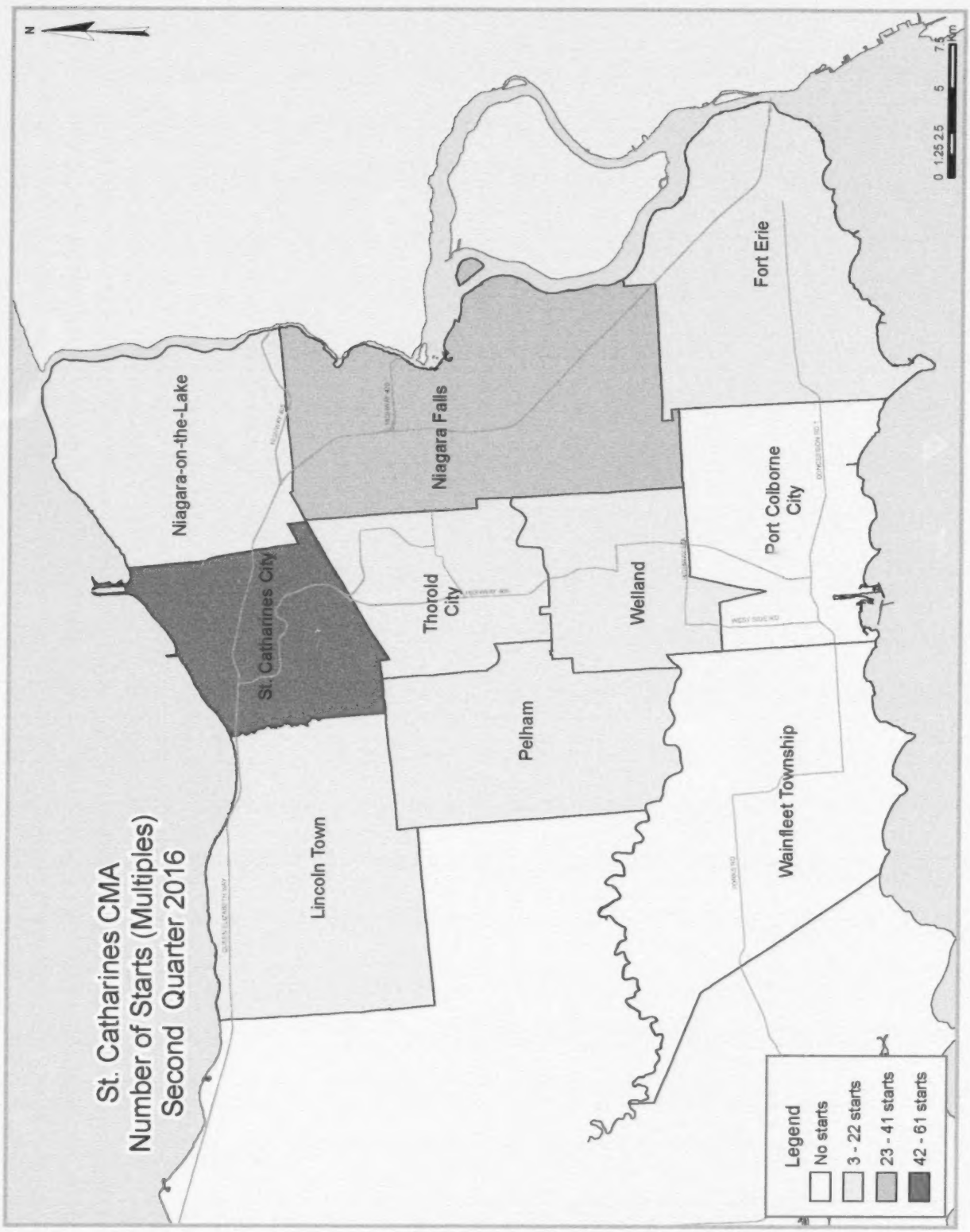
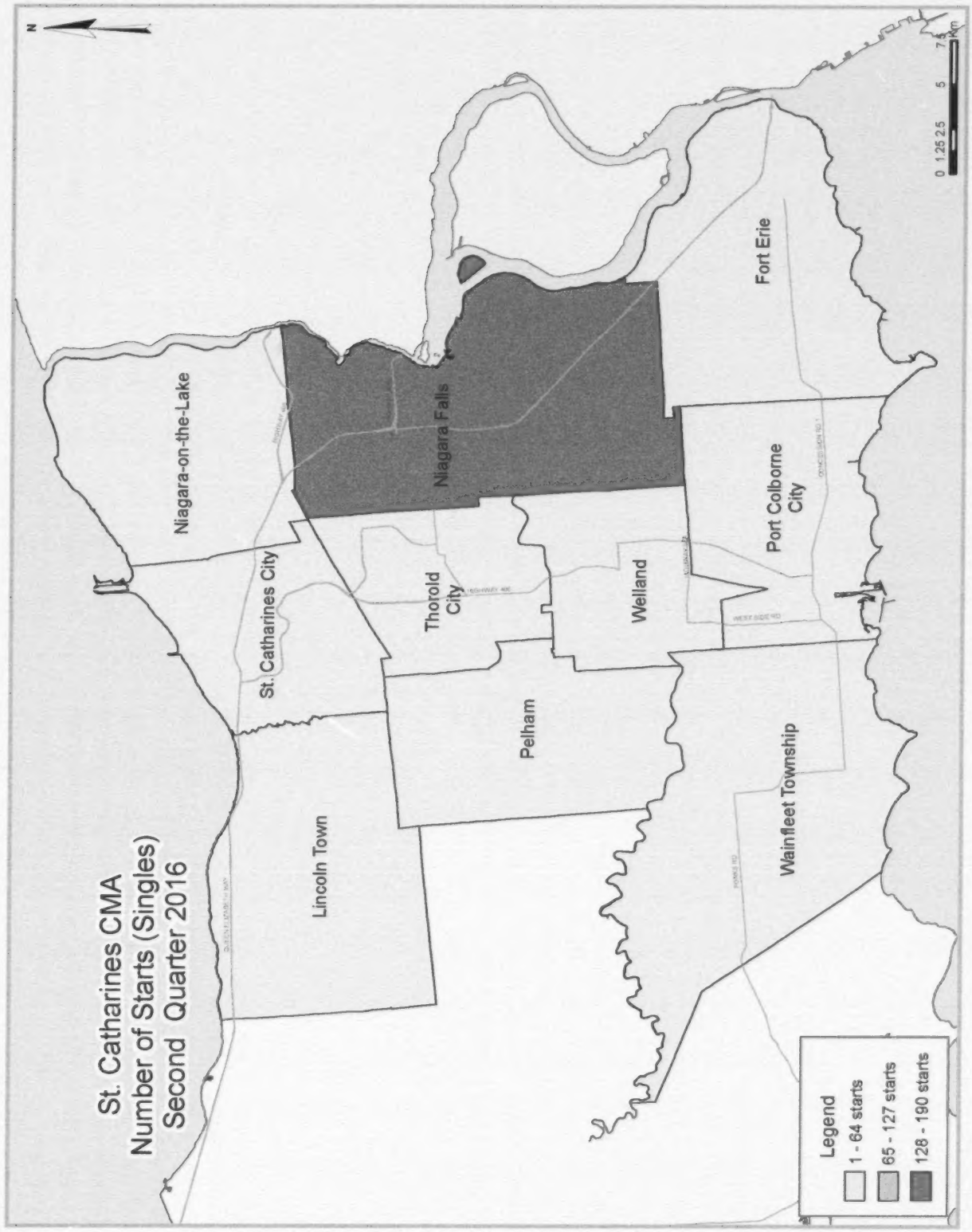
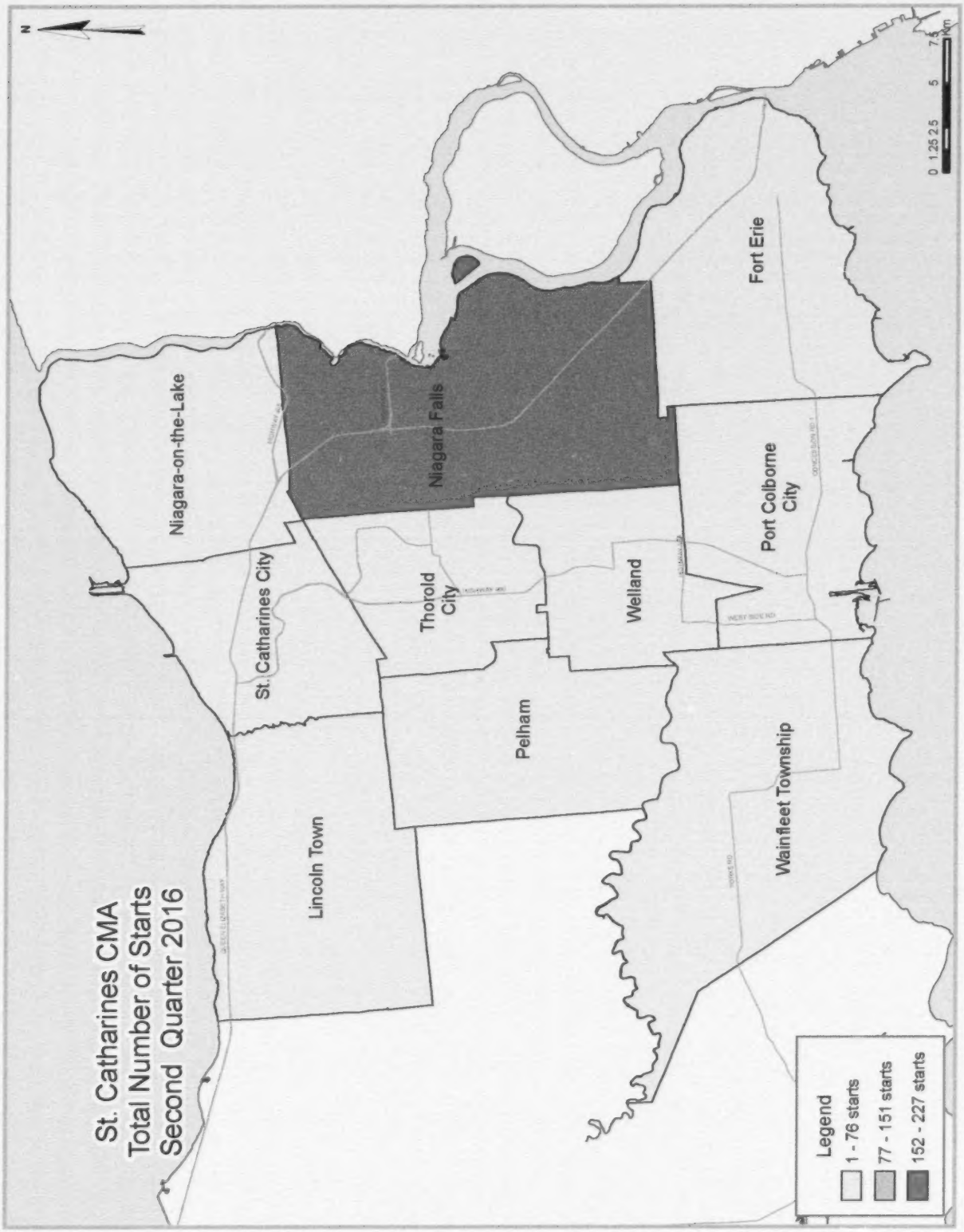
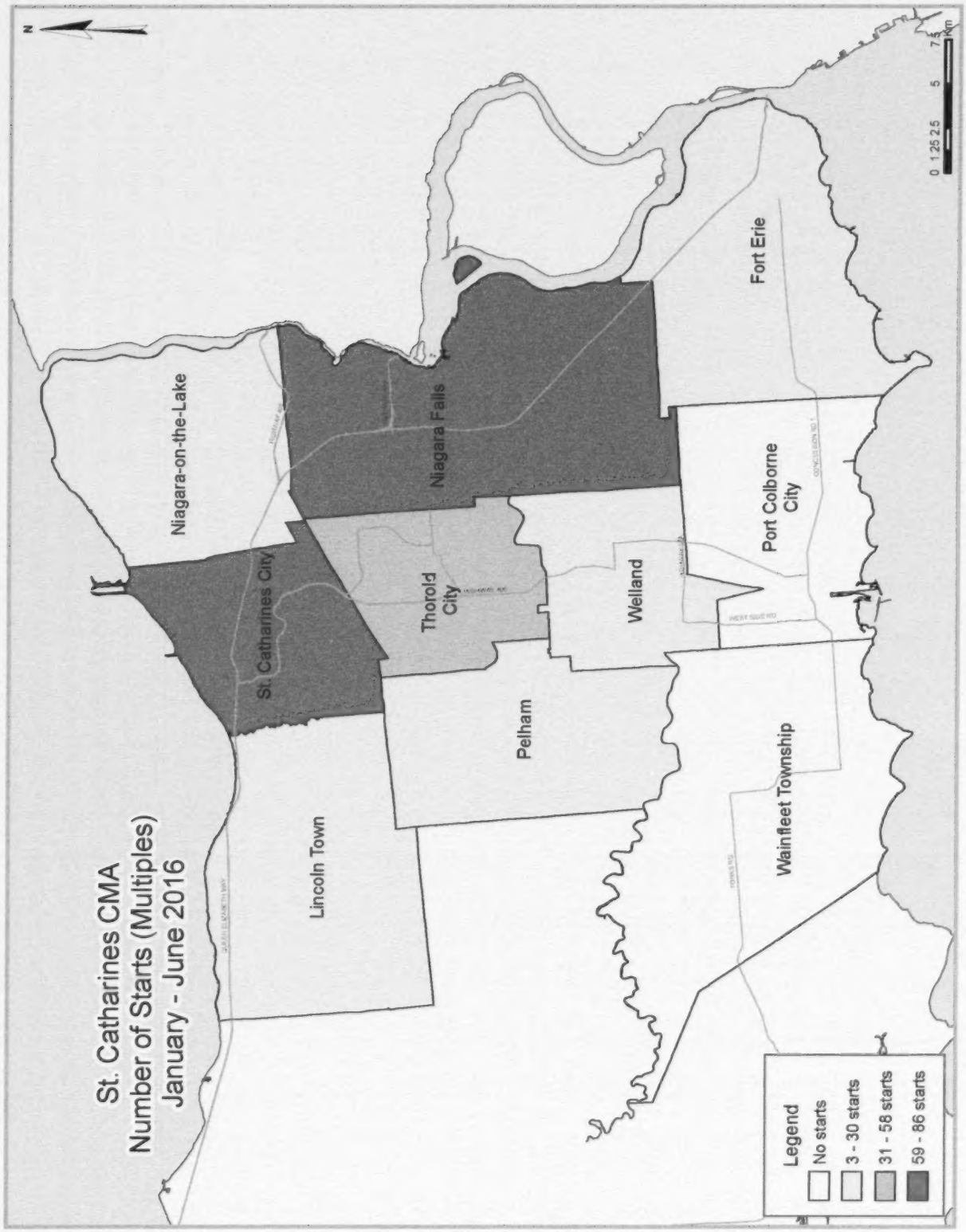
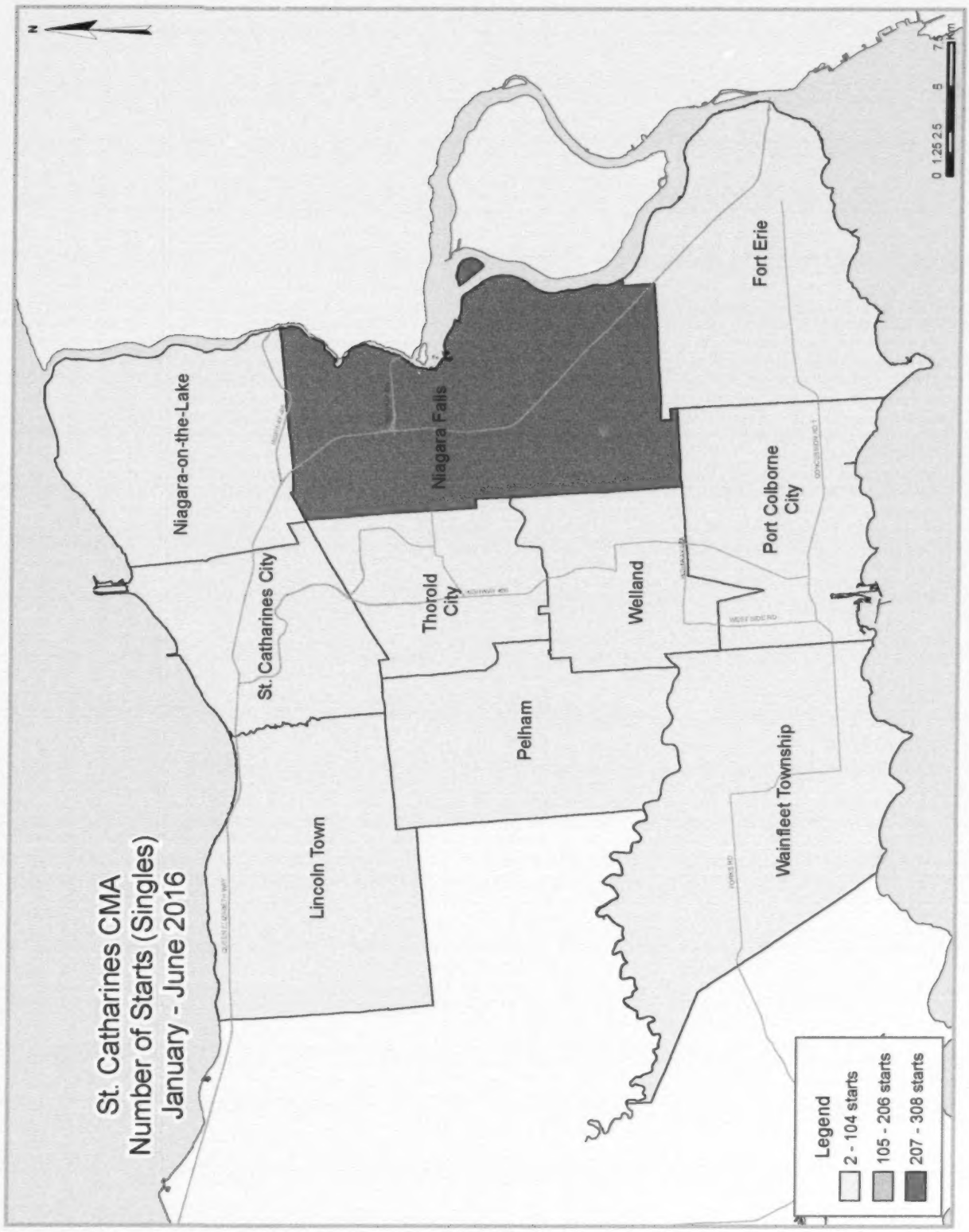
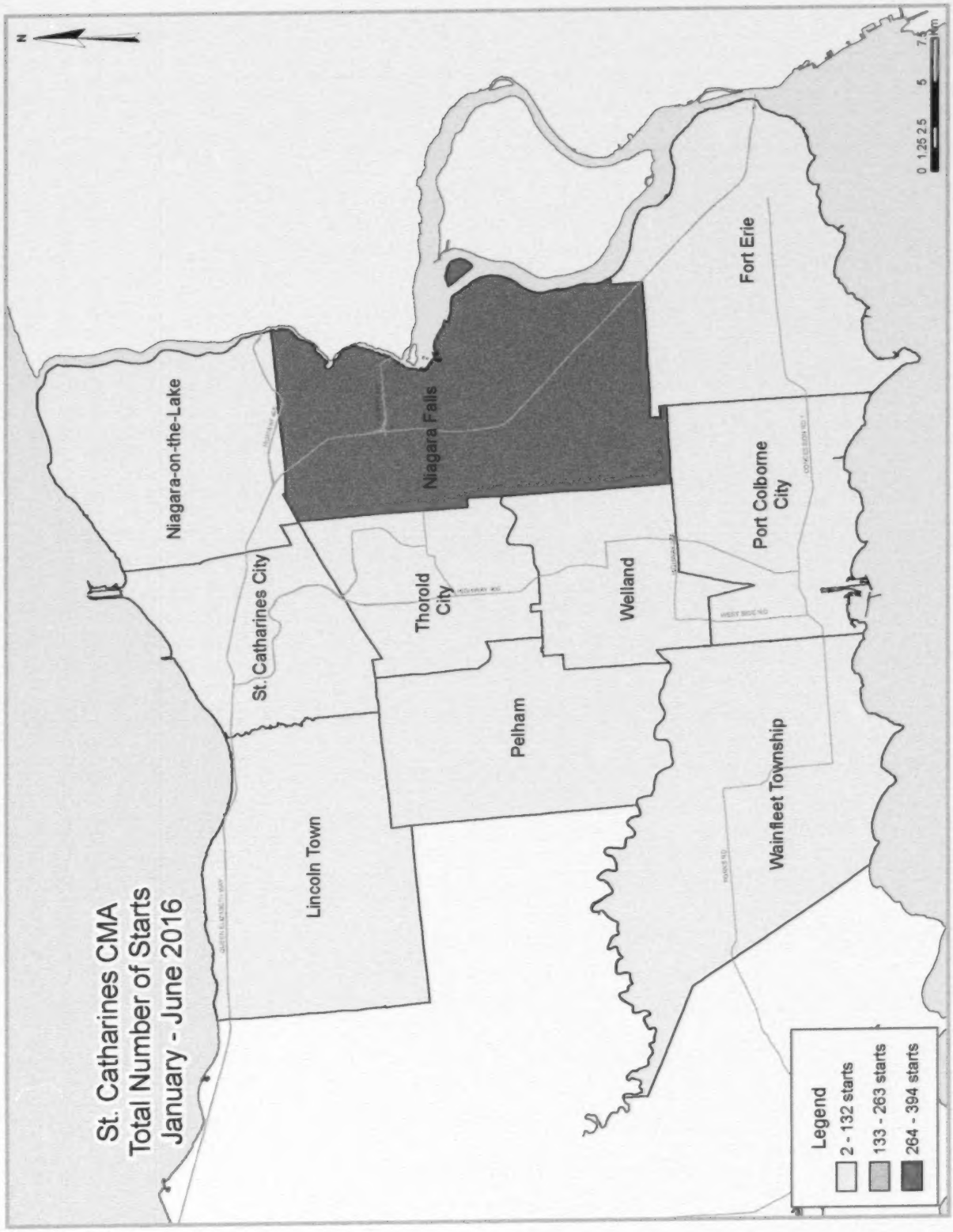

St. Catharines CMA
Number of Starts (Multiples)
Second Quarter 2016
N
0 1.25 2.5 5 7.5 Km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
Port Colborne City
Thorold City
Welland
St. Catharines City
Pelham
Lincoln Town
Wainfleet Township
Legend
No starts
3 - 22 starts
23 - 41 starts
42 - 61 starts


St. Catharines CMA
Number of Starts (Singles)
Second Quarter 2016
N
0 1.25 2.5 5 7.5 Km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
Port Colborne City
St. Catharines City
Thorold City
Welland
Pelham
Lincoln Town
Wainfleet Township
Legend
1 - 64 starts
65 - 127 starts
128 - 190 starts


St. Catharines CMA
Total Number of Starts
Second Quarter 2016
N
0 1.25 2.5 5 7.5 km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
Port Colborne City
St. Catharines City
Thorold City
Welland
Pelham
Lincoln Town
Wainfleet Township
Legend
1 - 76 starts
77 - 151 starts
152 - 227 starts


St. Catharines CMA
Number of Starts (Multiples)
January - June 2016
N
0 1.25 2.5 5 7.5 Km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
Port Colborne City
St. Catharines City
Thorold City
Welland
Pelham
Lincoln Town
Wainfleet Township
Legend
No starts
3 - 30 starts
31 - 58 starts
59 - 86 starts


St. Catharines CMA
Number of Starts (Singles)
January - June 2016
N
0 1.25 2.5 5 7.5 Km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
Port Colborne City
St. Catharines City
Thorold City
Welland
Pelham
Lincoln Town
Wainfleet Township
Legend
2 - 104 starts
105 - 206 starts
207 - 308 starts


St. Catharines CMA
Total Number of Starts
January - June 2016
N
0 1.25 2.5 5 7.5 km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
Port Colborne City
St. Catharines City
Thorold City
Welland
Pelham
Lincoln Town
Wainfleet Township
Legend
2 - 132 starts
133 - 263 starts
264 - 394 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2016								
St Catharines-Niagara CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Apr. 2016	May 2016	June 2016	Apr. 2016	May 2016	June 2016
Single-Detached	896	1,002	1,236	1,874	1,726	1,268	1,458	1,552
Multiples	583	735	840	420	732	510	496	536
Total	1,479	1,737	2,076	2,294	2,458	1,778	1,954	2,088

	Quarterly SAAR		Actual			YTD		
	2016 Q1	2016 Q2	2015 Q2	2016 Q2	% change	2015 Q2	2016 Q2	% change
Single-Detached	1,411	1,561	227	398	75.3%	358	619	72.9%
Multiples	436	655	152	166	9.2%	264	268	1.5%
Total	1,847	2,216	379	564	48.8%	622	887	42.6%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of the Niagara Region
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	435	18	65	0	13	47	7	16	601
Q2 2015	228	42	93	5	6	3	8	0	385
% Change	90.8	-57.1	-30.1	-100.0	116.7	**	-12.5	n/a	56.1
Year-to-date 2016	686	34	129	1	38	47	7	16	958
Year-to-date 2015	354	62	134	15	22	34	8	4	633
% Change	93.8	-45.2	-3.7	-93.3	72.7	38.2	-12.5	**	51.3
UNDER CONSTRUCTION									
Q2 2016	989	72	518	4	166	89	25	219	2,082
Q2 2015	635	102	347	17	145	78	28	93	1,445
% Change	55.7	-29.4	49.3	-76.5	14.5	14.1	-10.7	135.5	44.1
COMPLETIONS									
Q2 2016	307	18	95	0	29	0	8	0	457
Q2 2015	252	44	113	17	13	28	5	33	505
% Change	21.8	-59.1	-15.9	-100.0	123.1	-100.0	60.0	-100.0	-9.5
Year-to-date 2016	536	34	126	0	58	0	21	6	781
Year-to-date 2015	435	84	210	17	51	28	22	39	886
% Change	23.2	-59.5	-40.0	-100.0	13.7	-100.0	-4.5	-84.6	-11.9
COMPLETED & NOT ABSORBED									
Q2 2016	57	11	32	2	3	0	n/a	n/a	105
Q2 2015	73	8	38	4	6	0	n/a	n/a	129
% Change	-21.9	37.5	-15.8	-50.0	-50.0	n/a	n/a	n/a	-18.6
ABSORBED									
Q2 2016	301	19	93	0	18	1	n/a	n/a	432
Q2 2015	244	43	90	18	13	28	n/a	n/a	436
% Change	23.4	-55.8	3.3	-100.0	38.5	-96.4	n/a	n/a	-0.9
Year-to-date 2016	529	35	126	1	44	1	n/a	n/a	736
Year-to-date 2015	427	77	183	19	52	28	n/a	n/a	786
% Change	23.9	-54.5	-31.1	-94.7	-15.4	-96.4	n/a	n/a	-6.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of St. Catharines-Niagara CMA
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	398	18	65	0	13	47	7	16	564
Q2 2015	222	42	93	5	6	3	8	0	379
% Change	79.3	-57.1	-30.1	-100.0	116.7	**	-12.5	n/a	48.8
Year-to-date 2016	618	34	129	1	35	47	7	16	887
Year-to-date 2015	345	62	134	13	22	34	8	4	622
% Change	79.1	-45.2	-3.7	-92.3	59.1	38.2	-12.5	**	42.6
UNDER CONSTRUCTION									
Q2 2016	914	70	432	4	159	89	25	219	1,912
Q2 2015	603	102	344	15	145	78	28	89	1,404
% Change	51.6	-31.4	25.6	-73.3	9.7	14.1	-10.7	146.1	36.2
COMPLETIONS									
Q2 2016	286	18	95	0	17	0	8	0	424
Q2 2015	204	42	34	13	10	28	5	0	336
% Change	40.2	-57.1	179.4	-100.0	70.0	-100.0	60.0	n/a	26.2
Year-to-date 2016	491	34	126	0	42	0	21	6	720
Year-to-date 2015	363	76	66	13	32	28	22	6	606
% Change	35.3	-55.3	90.9	-100.0	31.3	-100.0	-4.5	0.0	18.8
COMPLETED & NOT ABSORBED									
Q2 2016	54	11	10	2	3	0	n/a	n/a	80
Q2 2015	66	8	10	3	6	0	n/a	n/a	93
% Change	-18.2	37.5	0.0	-33.3	-50.0	n/a	n/a	n/a	-14.0
ABSORBED									
Q2 2016	287	19	93	0	18	1	n/a	n/a	418
Q2 2015	208	43	35	13	10	28	n/a	n/a	337
% Change	38.0	-55.8	165.7	-100.0	80.0	-96.4	n/a	n/a	24.0
Year-to-date 2016	508	35	126	0	44	1	n/a	n/a	714
Year-to-date 2015	365	77	62	14	33	28	n/a	n/a	579
% Change	39.2	-54.5	103.2	-100.0	33.3	-96.4	n/a	n/a	23.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
St. Catharines City									
Q2 2016	12	8	4	0	13	27	7	2	73
Q2 2015	19	6	6	4	3	0	0	0	38
Niagara Falls									
Q2 2016	190	4	33	0	0	0	0	0	227
Q2 2015	58	0	53	1	0	0	0	0	112
Welland									
Q2 2016	35	2	4	0	0	3	0	0	44
Q2 2015	20	8	18	0	3	3	0	0	52
Lincoln Town									
Q2 2016	12	0	8	0	0	0	0	0	20
Q2 2015	16	0	0	0	0	0	0	0	16
Fort Erie									
Q2 2016	43	0	3	0	0	0	0	0	46
Q2 2015	22	2	0	0	0	0	0	0	24
Niagara-on-the-Lake									
Q2 2016	55	4	4	0	0	11	0	0	74
Q2 2015	64	22	4	0	0	0	0	0	90
Pelham									
Q2 2016	29	0	9	0	0	0	0	0	38
Q2 2015	12	0	12	0	0	0	0	0	24
Port Colborne									
Q2 2016	1	0	0	0	0	0	0	0	1
Q2 2015	0	0	0	0	0	0	8	0	8
Thorold City									
Q2 2016	17	0	0	0	0	6	0	14	37
Q2 2015	5	4	0	0	0	0	0	0	9
Wainfleet Township									
Q2 2016	4	0	0	0	0	0	0	0	4
Q2 2015	6	0	0	0	0	0	0	0	6
St. Catharines-Niagara CMA									
Q2 2016	398	18	65	0	13	47	7	16	564
Q2 2015	222	42	93	5	6	3	8	0	379
Grimsby									
Q2 2016	1	0	0	0	0	0	0	0	1
Q2 2015	6	0	0	0	0	0	0	0	6
West Lincoln									
Q2 2016	36	0	0	0	0	0	0	0	36
Q2 2015	0	0	0	0	0	0	0	0	0
Niagara Region									
Q2 2016	435	18	65	0	13	47	7	16	601
Q2 2015	228	42	93	5	6	3	8	0	385

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
St. Catharines City									
Q2 2016	62	16	26	1	37	27	5	157	331
Q2 2015	69	8	39	10	21	44	0	84	275
Niagara Falls									
Q2 2016	373	6	207	3	91	0	0	47	727
Q2 2015	145	12	98	4	87	0	0	0	346
Welland									
Q2 2016	64	4	29	0	9	3	14	0	123
Q2 2015	55	10	39	0	6	3	14	0	127
Lincoln Town									
Q2 2016	24	2	0	0	0	0	0	0	26
Q2 2015	54	0	30	0	5	0	0	0	89
Fort Erie									
Q2 2016	114	2	6	0	0	0	4	1	127
Q2 2015	62	4	7	0	0	0	4	1	78
Niagara-on-the-Lake									
Q2 2016	143	30	52	0	22	22	0	0	269
Q2 2015	126	62	61	1	26	0	0	0	276
Pelham									
Q2 2016	55	0	41	0	0	0	0	0	96
Q2 2015	41	0	25	0	0	0	0	0	66
Port Colborne									
Q2 2016	8	0	0	0	0	0	0	0	8
Q2 2015	7	0	0	0	0	0	8	0	15
Thorold City									
Q2 2016	41	10	71	0	0	37	2	14	175
Q2 2015	31	6	45	0	0	31	2	4	119
Wainfleet Township									
Q2 2016	30	0	0	0	0	0	0	0	30
Q2 2015	13	0	0	0	0	0	0	0	13
St. Catharines-Niagara CMA									
Q2 2016	914	70	432	4	159	89	25	219	1,912
Q2 2015	603	102	344	15	145	78	28	89	1,404
Grimsby									
Q2 2016	19	2	83	0	0	0	0	0	104
Q2 2015	23	0	0	2	0	0	0	4	29
West Lincoln									
Q2 2016	56	0	3	0	7	0	0	0	66
Q2 2015	9	0	3	0	0	0	0	0	12
Niagara Region									
Q2 2016	989	72	518	4	166	89	25	219	2,082
Q2 2015	635	102	347	17	145	78	28	93	1,445

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
St. Catharines City									
Q2 2016	13	2	4	0	12	0	8	0	39
Q2 2015	18	2	0	9	7	28	3	0	67
Niagara Falls									
Q2 2016	167	2	9	0	5	0	0	0	183
Q2 2015	96	2	0	1	0	0	0	0	99
Welland									
Q2 2016	26	2	20	0	0	0	0	0	48
Q2 2015	18	0	0	0	0	0	2	0	20
Lincoln Town									
Q2 2016	3	0	35	0	0	0	0	0	38
Q2 2015	3	0	0	0	0	0	0	0	3
Fort Erie									
Q2 2016	10	4	4	0	0	0	0	0	18
Q2 2015	11	4	0	0	0	0	0	0	15
Niagara-on-the-Lake									
Q2 2016	45	8	19	0	0	0	0	0	72
Q2 2015	33	30	10	3	3	0	0	0	79
Pelham									
Q2 2016	15	0	4	0	0	0	0	0	19
Q2 2015	11	0	24	0	0	0	0	0	35
Port Colborne									
Q2 2016	2	0	0	0	0	0	0	0	2
Q2 2015	4	0	0	0	0	0	0	0	4
Thorold City									
Q2 2016	3	0	0	0	0	0	0	0	3
Q2 2015	9	4	0	0	0	0	0	0	13
Wainfleet Township									
Q2 2016	2	0	0	0	0	0	0	0	2
Q2 2015	1	0	0	0	0	0	0	0	1
St. Catharines-Niagara CMA									
Q2 2016	286	18	95	0	17	0	8	0	424
Q2 2015	204	42	34	13	10	28	5	0	336
Grimsby									
Q2 2016	7	0	0	0	0	0	0	0	7
Q2 2015	40	0	72	4	3	0	0	33	152
West Lincoln									
Q2 2016	14	0	0	0	12	0	0	0	26
Q2 2015	8	2	7	0	0	0	0	0	17
Niagara Region									
Q2 2016	307	18	95	0	29	0	8	0	457
Q2 2015	252	44	113	17	13	28	5	33	505

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
St. Catharines City									
Q2 2016	3	0	0	0	2	0	n/a	n/a	5
Q2 2015	13	2	0	0	5	0	n/a	n/a	20
Niagara Falls									
Q2 2016	25	1	6	2	0	0	n/a	n/a	34
Q2 2015	17	0	0	2	0	0	n/a	n/a	19
Welland									
Q2 2016	1	0	0	0	0	0	n/a	n/a	1
Q2 2015	4	0	1	0	0	0	n/a	n/a	5
Lincoln Town									
Q2 2016	2	0	2	0	0	0	n/a	n/a	4
Q2 2015	6	0	2	0	0	0	n/a	n/a	8
Fort Erie									
Q2 2016	3	1	0	0	0	0	n/a	n/a	4
Q2 2015	8	1	0	0	0	0	n/a	n/a	9
Niagara-on-the-Lake									
Q2 2016	12	6	2	0	1	0	n/a	n/a	21
Q2 2015	5	2	6	1	1	0	n/a	n/a	15
Pelham									
Q2 2016	3	0	0	0	0	0	n/a	n/a	3
Q2 2015	4	0	1	0	0	0	n/a	n/a	5
Port Colborne									
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Q2 2015	1	0	0	0	0	0	n/a	n/a	1
Thorold City									
Q2 2016	5	3	0	0	0	0	n/a	n/a	8
Q2 2015	8	3	0	0	0	0	n/a	n/a	11
Wainfleet Township									
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Q2 2015	0	0	0	0	0	0	n/a	n/a	0
St. Catharines-Niagara CMA									
Q2 2016	54	11	10	2	3	0	n/a	n/a	80
Q2 2015	66	8	10	3	6	0	n/a	n/a	93
Grimsby									
Q2 2016	3	0	22	0	0	0	n/a	n/a	25
Q2 2015	7	0	28	1	0	0	n/a	n/a	36
West Lincoln									
Q2 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q2 2016	57	11	32	2	3	0	n/a	n/a	105
Q2 2015	73	8	38	4	6	0	n/a	n/a	129

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
St. Catharines City									
Q2 2016	13	3	4	0	13	1	n/a	n/a	34
Q2 2015	15	2	0	9	7	28	n/a	n/a	61
Niagara Falls									
Q2 2016	162	2	9	0	5	0	n/a	n/a	178
Q2 2015	101	2	0	1	0	0	n/a	n/a	104
Welland									
Q2 2016	27	2	21	0	0	0	n/a	n/a	50
Q2 2015	20	0	3	0	0	0	n/a	n/a	23
Lincoln Town									
Q2 2016	4	0	33	0	0	0	n/a	n/a	37
Q2 2015	4	0	0	1	0	0	n/a	n/a	5
Fort Erie									
Q2 2016	10	4	4	0	0	0	n/a	n/a	18
Q2 2015	13	3	0	0	0	0	n/a	n/a	16
Niagara-on-the-Lake									
Q2 2016	49	8	18	0	0	0	n/a	n/a	75
Q2 2015	33	32	9	2	3	0	n/a	n/a	79
Pelham									
Q2 2016	15	0	4	0	0	0	n/a	n/a	19
Q2 2015	11	0	23	0	0	0	n/a	n/a	34
Port Colborne									
Q2 2016	2	0	0	0	0	0	n/a	n/a	2
Q2 2015	3	0	0	0	0	0	n/a	n/a	3
Thorold City									
Q2 2016	3	0	0	0	0	0	n/a	n/a	3
Q2 2015	7	4	0	0	0	0	n/a	n/a	11
Wainfleet Township									
Q2 2016	2	0	0	0	0	0	n/a	n/a	2
Q2 2015	1	0	0	0	0	0	n/a	n/a	1
St. Catharines-Niagara CMA									
Q2 2016	287	19	93	0	18	1	n/a	n/a	418
Q2 2015	208	43	35	13	10	28	n/a	n/a	337
Grimsby									
Q2 2016	14	0	0	0	0	0	n/a	n/a	14
Q2 2015	36	0	55	5	3	0	n/a	n/a	99
West Lincoln									
Q2 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q2 2016	301	19	93	0	18	1	n/a	n/a	432
Q2 2015	244	43	90	18	13	28	n/a	n/a	436

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of the Niagara Region 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,034	114	477	15	47	121	9	53	1,870
% Change	-0.6	-9.5	3.9	-42.3	-62.4	**	-55.0	51.4	0.3
2014	1,040	126	459	26	125	33	20	35	1,864
% Change	39.8	15.6	62.2	136.4	-3.1	-54.2	5.3	**	35.9
2013	744	109	283	11	129	72	19	5	1,372
% Change	6.3	94.6	31.0	57.1	87.0	n/a	18.8	-97.3	9.9
2012	700	56	216	7	69	0	16	184	1,248
% Change	-3.8	64.7	-32.7	0.0	3.0	n/a	60.0	5.7	-6.9
2011	728	34	321	7	67	0	10	174	1,341
% Change	-13.9	-41.4	57.4	75.0	-32.3	n/a	-56.5	**	5.2
2010	846	58	204	4	99	0	23	41	1,275
% Change	29.2	45.0	117.0	n/a	-2.0	-100.0	**	-6.8	31.3
2009	655	40	94	0	101	35	2	44	971
% Change	-15.4	-25.9	-66.2	-100.0	40.3	-68.5	-75.0	**	-25.5
2008	774	54	278	4	72	111	8	3	1,304
% Change	-17.0	-10.0	51.9	100.0	-4.0	44.2	-27.3	-25.0	-3.0
2007	932	60	183	2	75	77	11	4	1,344
% Change	-1.5	-34.8	84.8	n/a	-28.6	**	-8.3	-97.1	-3.5
2006	946	92	99	0	105	3	12	136	1,393

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of St. Catharines-Niagara CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	988	112	394	13	47	121	9	53	1,737
% Change	12.3	-11.1	26.3	-18.8	-50.0	n/a	-55.0	71.0	17.4
2014	880	126	312	16	94	0	20	31	1,479
% Change	23.8	15.6	42.5	**	9.3	-100.0	5.3	**	20.9
2013	711	109	219	2	86	72	19	5	1,223
% Change	7.9	94.6	42.2	-71.4	41.0	n/a	18.8	-97.3	7.6
2012	659	56	154	7	61	0	16	184	1,137
% Change	2.5	64.7	-14.4	**	-9.0	n/a	60.0	5.7	2.4
2011	643	34	180	2	67	0	10	174	1,110
% Change	-9.6	-41.4	5.9	100.0	-18.3	n/a	-56.5	**	2.2
2010	711	58	170	1	82	0	23	41	1,086
% Change	24.3	45.0	80.9	n/a	13.9	-100.0	**	-6.8	26.4
2009	572	40	94	0	72	35	2	44	859
% Change	-15.4	-25.9	-55.2	-100.0	0.0	-68.5	-75.0	**	-24.5
2008	676	54	210	4	72	111	8	3	1,138
% Change	-15.1	-10.0	64.1	100.0	1.4	44.2	-27.3	-25.0	-1.0
2007	796	60	128	2	71	77	11	4	1,149
% Change	-8.7	-34.8	39.1	n/a	-22.0	**	-8.3	-97.0	-11.2
2006	872	92	92	0	91	3	12	132	1,294

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
St. Catharines City	12	23	12	6	20	9	29	0	73	38	92.1
Niagara Falls	190	59	4	0	33	53	0	0	227	112	102.7
Welland	35	20	2	8	4	21	3	3	44	52	-15.4
Lincoln Town	12	16	0	0	8	0	0	0	20	16	25.0
Fort Erie	43	22	0	2	3	0	0	0	46	24	91.7
Niagara-on-the-Lake	55	64	4	22	4	4	11	0	74	90	-17.8
Pelham	29	12	0	0	9	12	0	0	38	24	58.3
Port Colborne	1	0	0	0	0	8	0	0	1	8	-87.5
Thorold City	17	5	0	4	0	0	20	0	37	9	**
Wainfleet Township	4	6	0	0	0	0	0	0	4	6	-33.3
St. Catharines-Niagara CMA	398	227	22	42	81	107	63	3	564	379	48.8
Grimsby	1	6	0	0	0	0	0	0	1	6	-83.3
West Lincoln	36	0	0	0	0	0	0	0	36	0	n/a
Niagara Region	435	233	22	42	81	107	63	3	601	385	56.1

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
St. Catharines City	33	57	18	6	32	16	29	0	112	79	41.8
Niagara Falls	308	87	4	4	82	74	0	0	394	165	138.8
Welland	45	39	2	8	8	28	3	3	58	78	-25.6
Lincoln Town	16	20	2	0	8	7	0	0	26	27	-3.7
Fort Erie	52	32	0	2	3	0	0	0	55	34	61.8
Niagara-on-the-Lake	81	79	8	38	7	8	11	0	107	125	-14.4
Pelham	43	20	0	0	13	12	0	0	56	32	75.0
Port Colborne	2	0	0	0	0	8	0	0	2	8	-75.0
Thorold City	34	18	4	4	14	11	20	35	72	68	5.9
Wainfleet Township	5	6	0	0	0	0	0	0	5	6	-16.7
St. Catharines-Niagara CMA	619	358	38	62	167	164	63	38	887	622	42.6
Grimsby	4	11	0	0	0	0	0	0	4	11	-63.6
West Lincoln	64	0	0	0	3	0	0	0	67	0	n/a
Niagara Region	687	369	38	62	170	164	63	38	958	633	51.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
St. Catharines City	17	9	3	0	27	0	2	0
Niagara Falls	33	53	0	0	0	0	0	0
Welland	4	21	0	0	3	3	0	0
Lincoln Town	8	0	0	0	0	0	0	0
Fort Erie	3	0	0	0	0	0	0	0
Niagara-on-the-Lake	4	4	0	0	11	0	0	0
Pelham	9	12	0	0	0	0	0	0
Port Colborne	0	0	0	8	0	0	0	0
Thorold City	0	0	0	0	6	0	14	0
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	78	99	3	8	47	3	16	0
Grimsby	0	0	0	0	0	0	0	0
West Lincoln	0	0	0	0	0	0	0	0
Niagara Region	78	99	3	8	47	3	16	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. Catharines City	29	16	3	0	27	0	2	0
Niagara Falls	82	74	0	0	0	0	0	0
Welland	8	28	0	0	3	3	0	0
Lincoln Town	8	7	0	0	0	0	0	0
Fort Erie	3	0	0	0	0	0	0	0
Niagara-on-the-Lake	7	8	0	0	11	0	0	0
Pelham	13	12	0	0	0	0	0	0
Port Colborne	0	0	0	8	0	0	0	0
Thorold City	14	11	0	0	6	31	14	4
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	164	156	3	8	47	34	16	4
Grimsby	0	0	0	0	0	0	0	0
West Lincoln	3	0	0	0	0	0	0	0
Niagara Region	167	156	3	8	47	34	16	4

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
St. Catharines City	24	31	40	7	9	0	73	38
Niagara Falls	227	111	0	1	0	0	227	112
Welland	41	46	3	6	0	0	44	52
Lincoln Town	20	16	0	0	0	0	20	16
Fort Erie	46	24	0	0	0	0	46	24
Niagara-on-the-Lake	63	90	11	0	0	0	74	90
Pelham	38	24	0	0	0	0	38	24
Port Colborne	1	0	0	0	0	8	1	8
Thorold City	17	9	6	0	14	0	37	9
Wainfleet Township	4	6	0	0	0	0	4	6
St. Catharines-Niagara CMA	481	357	60	14	23	8	564	379
Grimsby	1	6	0	0	0	0	1	6
West Lincoln	36	0	0	0	0	0	36	0
Niagara Region	518	363	60	14	23	8	601	385

Table 2.5: Starts by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. Catharines City	54	65	49	14	9	0	112	79
Niagara Falls	380	152	14	13	0	0	394	165
Welland	55	72	3	6	0	0	58	78
Lincoln Town	26	27	0	0	0	0	26	27
Fort Erie	55	34	0	0	0	0	55	34
Niagara-on-the-Lake	96	120	11	5	0	0	107	125
Pelham	56	32	0	0	0	0	56	32
Port Colborne	2	0	0	0	0	8	2	8
Thorold City	52	33	6	31	14	4	72	68
Wainfleet Township	5	6	0	0	0	0	5	6
St. Catharines-Niagara CMA	781	541	83	69	23	12	887	622
Grimsby	4	9	0	2	0	0	4	11
West Lincoln	64	0	3	0	0	0	67	0
Niagara Region	849	550	86	71	23	12	958	633

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
St. Catharines City	13	28	10	4	16	7	0	28	39	67	-41.8
Niagara Falls	167	97	2	2	14	0	0	0	183	99	84.8
Welland	26	18	2	2	20	0	0	0	48	20	140.0
Lincoln Town	3	3	0	0	35	0	0	0	38	3	**
Fort Erie	10	11	4	4	4	0	0	0	18	15	20.0
Niagara-on-the-Lake	45	36	8	30	19	13	0	0	72	79	-8.9
Pelham	15	11	0	0	4	24	0	0	19	35	-45.7
Port Colborne	2	4	0	0	0	0	0	0	2	4	-50.0
Thorold City	3	9	0	4	0	0	0	0	3	13	-76.9
Wainfleet Township	2	1	0	0	0	0	0	0	2	1	100.0
St. Catharines-Niagara CMA	286	218	26	46	112	44	0	28	424	336	26.2
Grimsby	7	44	0	0	0	75	0	33	7	152	-95.4
West Lincoln	14	8	0	2	12	7	0	0	26	17	52.9
Niagara Region	307	270	26	48	124	126	0	61	457	505	-9.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
St. Catharines City	31	44	12	6	30	7	2	28	75	85	-11.8
Niagara Falls	238	156	6	10	22	10	0	0	266	176	51.1
Welland	47	36	4	6	34	16	0	0	85	58	46.6
Lincoln Town	24	16	0	0	40	8	0	0	64	24	166.7
Fort Erie	24	20	4	4	4	0	0	0	32	24	33.3
Niagara-on-the-Lake	74	57	14	44	37	36	0	0	125	137	-8.8
Pelham	37	21	0	0	4	33	0	0	41	54	-24.1
Port Colborne	4	6	0	0	8	0	0	0	12	6	100.0
Thorold City	9	17	4	14	0	0	4	6	17	37	-54.1
Wainfleet Township	3	5	0	0	0	0	0	0	3	5	-40.0
St. Catharines-Niagara CMA	491	378	44	84	179	110	6	34	720	606	18.8
Grimsby	18	62	0	0	0	156	0	33	18	251	-92.8
West Lincoln	27	14	0	8	16	7	0	0	43	29	48.3
Niagara Region	536	454	44	92	195	273	6	67	781	886	-11.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
St. Catharines City	16	7	0	0	0	28	0	0
Niagara Falls	14	0	0	0	0	0	0	0
Welland	20	0	0	0	0	0	0	0
Lincoln Town	35	0	0	0	0	0	0	0
Fort Erie	4	0	0	0	0	0	0	0
Niagara-on-the-Lake	19	13	0	0	0	0	0	0
Pelham	4	24	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	0	0	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	112	44	0	0	0	28	0	0
Grimsby	0	75	0	0	0	0	0	33
West Lincoln	12	7	0	0	0	0	0	0
Niagara Region	124	126	0	0	0	28	0	33

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. Catharines City	27	7	3	0	0	28	2	0
Niagara Falls	22	10	0	0	0	0	0	0
Welland	34	4	0	12	0	0	0	0
Lincoln Town	40	8	0	0	0	0	0	0
Fort Erie	4	0	0	0	0	0	0	0
Niagara-on-the-Lake	37	36	0	0	0	0	0	0
Pelham	4	33	0	0	0	0	0	0
Port Colborne	0	0	8	0	0	0	0	0
Thorold City	0	0	0	0	0	0	4	6
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	168	98	11	12	0	28	6	6
Grimsby	0	156	0	0	0	0	0	33
West Lincoln	16	7	0	0	0	0	0	0
Niagara Region	184	261	11	12	0	28	6	39

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
St. Catharines City	19	20	12	44	8	3	39	67
Niagara Falls	178	98	5	1	0	0	183	99
Welland	48	18	0	0	0	2	48	20
Lincoln Town	38	3	0	0	0	0	38	3
Fort Erie	18	15	0	0	0	0	18	15
Niagara-on-the-Lake	72	73	0	6	0	0	72	79
Pelham	19	35	0	0	0	0	19	35
Port Colborne	2	4	0	0	0	0	2	4
Thorold City	3	13	0	0	0	0	3	13
Wainfleet Township	2	1	0	0	0	0	2	1
St. Catharines-Niagara CMA	399	280	17	51	8	5	424	336
Grimsby	7	112	0	7	0	33	7	152
West Lincoln	14	17	12	0	0	0	26	17
Niagara Region	420	409	29	58	8	38	457	505

Table 3.5: Completions by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. Catharines City	37	36	23	44	15	5	75	85
Niagara Falls	261	173	5	1	0	2	266	176
Welland	76	43	9	0	0	15	85	58
Lincoln Town	59	24	5	0	0	0	64	24
Fort Erie	32	24	0	0	0	0	32	24
Niagara-on-the-Lake	125	118	0	19	0	0	125	137
Pelham	41	45	0	9	0	0	41	54
Port Colborne	4	6	0	0	8	0	12	6
Thorold City	13	31	0	0	4	6	17	37
Wainfleet Township	3	5	0	0	0	0	3	5
St. Catharines-Niagara CMA	651	505	42	73	27	28	720	606
Grimsby	18	195	0	23	0	33	18	251
West Lincoln	27	29	16	0	0	0	43	29
Niagara Region	696	729	58	96	27	61	781	886

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
St. Catharines City													
Q2 2016	3	25.0	4	33.3	0	0.0	1	8.3	4	33.3	12	-	420,211
Q2 2015	4	16.7	5	20.8	7	29.2	3	12.5	5	20.8	24	360,000	375,725
Year-to-date 2016	8	25.8	8	25.8	6	19.4	2	6.5	7	22.6	31	360,000	381,527
Year-to-date 2015	8	20.0	5	12.5	11	27.5	5	12.5	11	27.5	40	360,000	387,122
Niagara Falls													
Q2 2016	11	6.8	40	24.7	48	29.6	31	19.1	32	19.8	162	380,000	400,644
Q2 2015	18	18.0	31	31.0	16	16.0	20	20.0	15	15.0	100	357,500	377,199
Year-to-date 2016	22	9.3	55	23.3	74	31.4	41	17.4	44	18.6	236	380,000	393,694
Year-to-date 2015	25	16.0	40	25.6	30	19.2	30	19.2	31	19.9	156	370,000	385,004
Welland													
Q2 2016	1	3.7	10	37.0	8	29.6	4	14.8	4	14.8	27	380,000	385,078
Q2 2015	1	5.0	3	15.0	4	20.0	9	45.0	3	15.0	20	-	417,307
Year-to-date 2016	4	8.0	18	36.0	15	30.0	8	16.0	5	10.0	50	345,000	371,143
Year-to-date 2015	2	5.6	6	16.7	6	16.7	11	30.6	11	30.6	36	380,000	428,792
Lincoln Town													
Q2 2016	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	4	-	-
Q2 2015	2	40.0	0	0.0	0	0.0	0	0.0	3	60.0	5	-	-
Year-to-date 2016	8	42.1	4	21.1	4	21.1	0	0.0	3	15.8	19	-	319,344
Year-to-date 2015	6	37.5	0	0.0	2	12.5	3	18.8	5	31.3	16	397,500	377,811
Fort Erie													
Q2 2016	1	11.1	2	22.2	3	33.3	0	0.0	3	33.3	9	-	479,900
Q2 2015	3	27.3	1	9.1	6	54.5	1	9.1	0	0.0	11	-	330,780
Year-to-date 2016	5	18.5	9	33.3	8	29.6	1	3.7	4	14.8	27	-	389,229
Year-to-date 2015	6	37.5	2	12.5	6	37.5	1	6.3	1	6.3	16	-	330,780
Niagara-on-the-Lake													
Q2 2016	0	0.0	1	2.0	6	12.2	11	22.4	31	63.3	49	480,000	536,253
Q2 2015	1	2.9	0	0.0	3	8.6	8	22.9	23	65.7	35	535,000	559,305
Year-to-date 2016	0	0.0	1	1.3	10	13.3	23	30.7	41	54.7	75	460,000	519,585
Year-to-date 2015	1	1.8	0	0.0	3	5.4	11	19.6	41	73.2	56	530,000	560,656
Pelham													
Q2 2016	0	0.0	0	0.0	1	7.7	5	38.5	7	53.8	13	-	509,417
Q2 2015	0	0.0	0	0.0	2	18.2	2	18.2	7	63.6	11	-	-
Year-to-date 2016	0	0.0	0	0.0	4	11.8	9	26.5	21	61.8	34	500,000	537,385
Year-to-date 2015	0	0.0	0	0.0	4	19.0	3	14.3	14	66.7	21	-	672,633
Port Colborne													
Q2 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q2 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Thorold City													
Q2 2016	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Q2 2015	0	0.0	3	42.9	3	42.9	1	14.3	0	0.0	7	-	355,800
Year-to-date 2016	0	0.0	2	13.3	4	26.7	6	40.0	3	20.0	15	420,000	426,083
Year-to-date 2015	0	0.0	4	33.3	6	50.0	2	16.7	0	0.0	12	-	355,800

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Wainfleet Township													
Q2 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	-	-
St. Catharines-Niagara CMA													
Q2 2016	17	6.1	59	21.1	67	23.9	54	19.3	83	29.6	280	400,000	429,172
Q2 2015	29	13.6	43	20.2	41	19.2	44	20.7	56	26.3	213	400,000	419,531
Year-to-date 2016	47	9.6	98	20.0	125	25.5	91	18.6	129	26.3	490	390,000	417,016
Year-to-date 2015	50	14.0	58	16.2	69	19.3	66	18.5	114	31.9	357	400,000	433,073
Grimsby													
Q2 2016	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	-	582,646
Q2 2015	0	0.0	2	4.9	8	19.5	10	24.4	21	51.2	41	-	465,659
Year-to-date 2016	1	4.5	0	0.0	3	13.6	2	9.1	16	72.7	22	-	582,646
Year-to-date 2015	2	3.0	7	10.4	14	20.9	18	26.9	26	38.8	67	-	432,446
West Lincoln													
Q2 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region													
Q2 2016	17	5.8	59	20.1	67	22.8	54	18.4	97	33.0	294	400,000	438,447
Q2 2015	29	11.4	45	17.7	49	19.3	54	21.3	77	30.3	254	400,000	418,756
Year-to-date 2016	48	9.4	98	19.1	128	25.0	93	18.2	145	28.3	512	390,000	422,473
Year-to-date 2015	52	12.3	65	15.3	83	19.6	84	19.8	140	33.0	424	400,000	425,930

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2016						
Submarket	Q2 2016	Q2 2015	% Change	YTD 2016	YTD 2015	% Change
St. Catharines City	420,211	375,725	11.8	381,527	387,122	-1.4
Niagara Falls	400,644	377,199	6.2	393,694	385,004	2.3
Welland	385,078	417,307	-7.7	371,143	428,792	-13.4
Lincoln Town	-	-	n/a	319,344	377,811	-15.5
Fort Erie	479,900	330,780	45.1	389,229	330,780	17.7
Niagara-on-the-Lake	536,253	559,305	-4.1	519,585	560,656	-7.3
Pelham	509,417	-	n/a	537,385	672,633	-20.1
Port Colborne	-	-	n/a	-	-	n/a
Thorold City	-	355,800	n/a	426,083	355,800	19.8
Wainfleet Township	-	-	n/a	-	-	n/a
St. Catharines-Niagara CMA	429,172	419,531	2.3	417,016	433,073	-3.7
Grimsby	582,646	465,659	25.1	582,646	432,446	34.7
West Lincoln	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region	438,447	418,756	4.7	422,473	425,930	-0.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Niagara

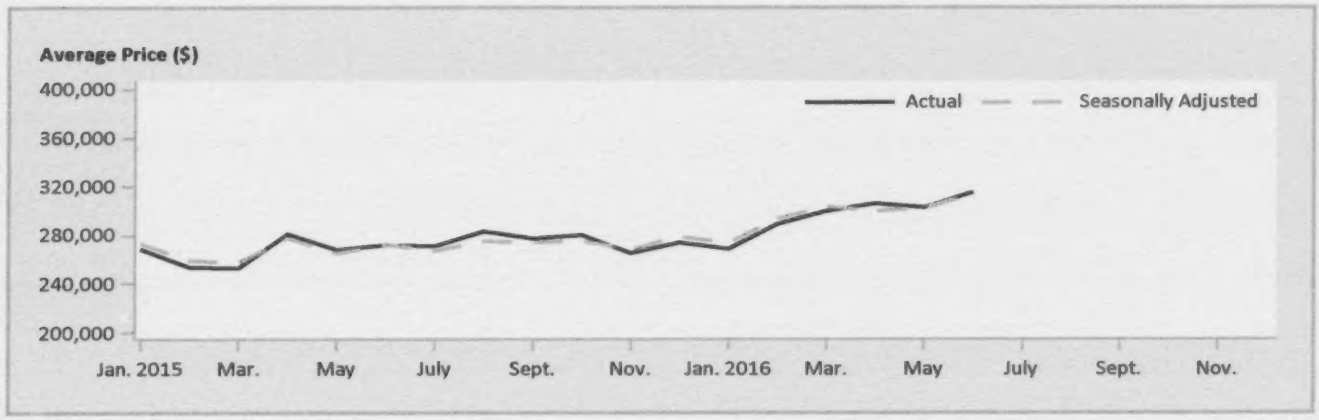


Figure 5.2: MLS® Residential Sales for Niagara

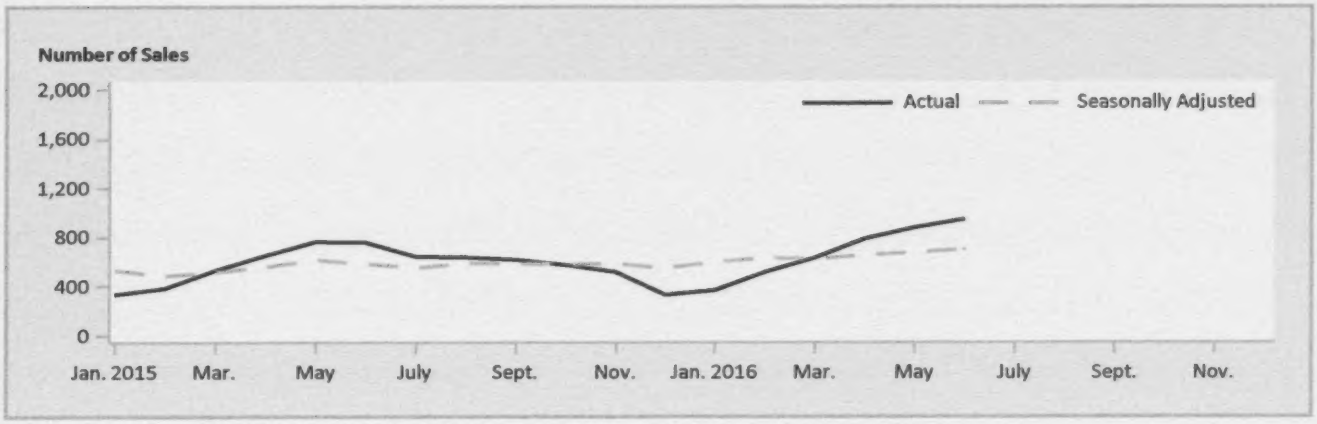
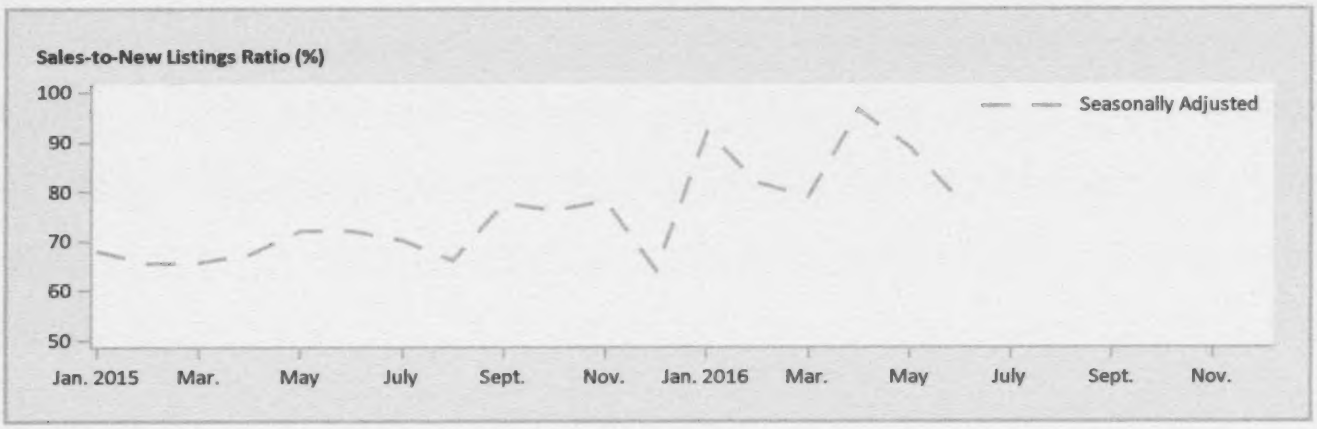


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Niagara



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics
Note: The data represents the combined St. Catharines District, Niagara Falls - Fort Erie, and the Welland District Real Estate Boards.

Table 6: Economic Indicators
Second Quarter 2016

		Interest Rates			NHPI, Total, St. Catharines-Niagara CMA 2007=100	CPI, 2002 =100 (Ontario)	St. Catharines-Niagara CMA Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	112.7	125.3	197.2	6.6	61.6	806
	February	567	2.89	4.74	112.6	126.2	197.1	6.7	61.6	815
	March	567	2.89	4.74	112.8	127.1	198.8	6.6	62.1	824
	April	561	2.89	4.64	112.9	126.9	201.2	6.4	62.7	825
	May	561	2.89	4.64	112.9	127.7	200.6	6.3	62.4	820
	June	561	2.89	4.64	112.9	128.2	201.9	6.2	62.8	809
	July	561	2.89	4.64	112.8	128.4	204.7	6.4	63.7	800
	August	561	2.89	4.64	113.6	128.0	207.3	6.7	64.7	797
	September	561	2.89	4.64	113.5	127.8	208.0	7.0	65.2	799
	October	561	2.89	4.64	113.2	127.9	206.6	7.5	65.0	809
	November	561	3.14	4.64	113.4	127.9	207.4	7.9	65.5	817
	December	561	3.14	4.64	114.4	127.5	207.5	8.0	65.6	829
2016	January	561	3.14	4.64	114.6	127.8	206.3	8.6	65.7	845
	February	561	3.14	4.64	115.1	128.2	206.1	8.5	65.4	860
	March	561	3.14	4.64	115.2	129.0	203.1	8.3	64.4	867
	April	561	3.14	4.64	116.0	129.6	200.2	7.5	62.9	848
	May	561	3.14	4.64	117.0	130.1	196.6	8.0	62.0	829
	June	561	3.14	4.64		130.4	196.9	8.4	62.4	819
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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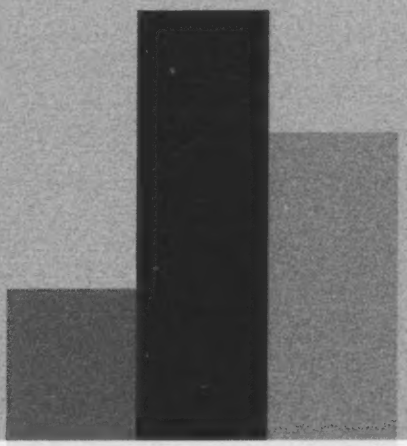

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